

THE REAL ESTATE MARKET

TO BUILD A TALL APARTMENT NEAR SHERMAN SQUARE.

It Will Replace Dakota Station on Fifth Street. May Be Fourteen Stories High. (Climax Estate Sales) Holding in 30th Street Near Fifth Avenue.

The Dakota station on the south side of Seventh Street between Broadway and Amsterdam avenues, a landmark of the Sherman Square district, are coming down. In their place will be erected a tall apartment house which, it is said, will not be less than fourteen stories high.

The improvement is to be made by Frank Bradley of the Bradley Construction Company. Mr. Bradley has been interested in the property since 1906. He and Mr. Crawford of the Crawford-Bradley Company bought it that year from the City of New York. Mr. Bradley's interest in the property was bought out by Mr. Crawford's interest. The building consists of three stories, including fronting 32 feet on Broadway, 30 feet on Amsterdam Avenue and 32 feet on the south of Seventh Street. They were erected many years ago and for a long time had the reputation of being the finest stables in the city.

Many of the thoroughbreds of the wealthy were kept there. In those days the horses held their own, the automobile being merely a dream. With the perfection of the motor car the horse lost its position and the revenue of the stable naturally grew less and less each year. Most of the other big stables that were in that section years ago have been replaced with tall buildings, and it has been a matter of speculation among real estate men in that part of town as to how much larger the old Dakota would remain.

When the Crawford-Bradley Company bought the place five years ago it was thought that that was the end of the stables, but they were continued. Apparently Crawford and Bradley did not think the time ripe for improving the site. Since then conditions there have changed. Apartment houses have been erected on all sides, so that there are few desirable sites there remaining unimproved.

Some idea of how values have climbed in the Sherman Square district might be derived from the fact that in 1883 Alfred Corning Clark bought this property for \$60,000, now it carries a mortgage of \$25,000, which is an increase alone of nearly 400 per cent.

The Clinch estate property at 10 West Twenty-ninth Street passed to new interests yesterday. It was sold by the Ruland & Whiting Company for Evans, Choate & Sherman, attorneys for the owners. The property consists of a four-story building on a lot 22x29.9, situated about 30 feet west of Fifth Avenue. An investor is the buyer, but that is all the brokers would say about the new owner. The building will be sold for the American Trust Company, which has agreed to lease the remodeled dwelling for twenty-one years. The lessee is a new corporation organized to operate a chain of lunchrooms throughout the city.

This is the fourth parcel in this block sold since January. The other properties are 18, bought by Alfred Corning Clark, 19, by Eugene Bonnell, and 20, by John J. Todd.

The four-story building at 18 East Twenty-ninth Street has been sold, according to gossip. The property is 20 feet east of the Prince George Hotel, which runs through from Twenty-seventh Street to the East River. The lot is 25 feet wide and 100 feet deep.

At the east end of the Fourth Avenue subway in Brooklyn, which will ultimately be continued to Fort Hamilton, buildings are already preparing for the rush of new residents that will be the result of the subway. Several large flats are in the process of construction on Fourth Avenue just beyond the present terminus of the route.

At the northeast corner of the street, east of the street, the property is 20 feet east of the Prince George Hotel, which runs through from Twenty-seventh Street to the East River. The lot is 25 feet wide and 100 feet deep.

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EXCURSIONS.

See the Warships

Magnificent Naval Pageant on the Hudson.

Steamer BRIDGEPORT

Will Encircle the Fleet Three Daily.

SATURDAY, SUNDAY, MONDAY, TUESDAY, OCT. 28, 29, 30, 31, OCT. 31.

Leaving Pier 18, N. R. at 10 A. M. Foot of Broadway St. 4 P. M. Leaving Pier 18, N. R. at 10 A. M. Foot of Broadway St. 4 P. M.

ADULTS, 50c. CHILDREN, 25c.

Number of tickets limited. On sale at 111 Broadway, phone 5121 (Lafayette), and Ticket Office on Pier 18, N. R. at 10 A. M. and 4 P. M.

New England Navigation Co.

AROUND THE WARSHIPS

HOURLY TRIP FROM 10 A. M. to 10 P. M. On Oct. 28, 29, 30, 31, OCT. 31.

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THE LARGEST AND FINEST STEAMER IN THE WORLD

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VADERLAND, Oct. 28, 10:00 A. M. MINNEAPOLIS, Oct. 28, 10:30 A. M.

American White Star

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Atlantic Transport

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MADEIRA—GIBRALTAR—ALGIERS—GENOA—NAPLES

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